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LEITH



Many would consider Edinburgh's Leith area to be one of the city's best served suburban shopping centres. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies, and a Post Office. A few minutes' walk takes you to Ocean Terminal where further shops, restaurants and cinema can be found.

Leith is an established, independent community and is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a bright lively atmosphere. In addition, Leith has its own amenities with several surgeries and a choice of dentists.

The Shore area of Leith, which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area.

Leith also has its own primary and secondary schools, the academy being a community high school.

From here, it is also a simple matter of a short walk into the City Centre, with the option of using one of the many and frequent bus services that use this route. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives access to the west as well as routes out to the east. In both these directions, there are direct links with the City Bypass.

An excellent opportunity has arisen to acquire this two bedroom first floor flat, making for an ideal first-time buyer or buy-to-let opportunity and well located within the Leith area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in great decorative order, briefly comprising of an entrance hallway including a large cloak cupboard, an internal kitchen with four gas hob, free standing washing machine, and fridge freezer. Spacious lounge, two double bedrooms and completing the accommodation a three-piece, bathroom with shower overhead.

This property also benefits from fully double glazed windows, new combi boiler with smart thermostat a communal rear garden and two private parking spaces.

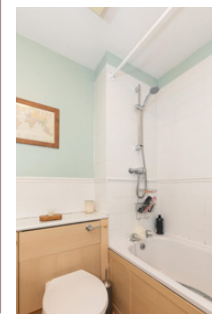
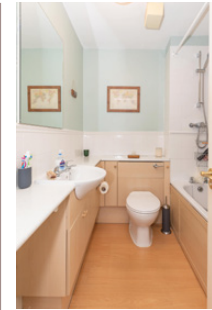


LOUNGE & KITCHEN

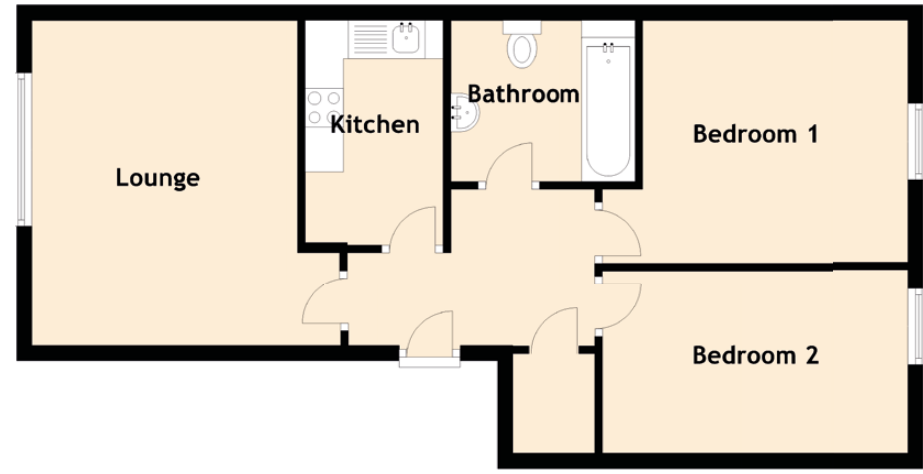




BEDROOMS
BATHROOM
W/C



FLOOR PLAN, DIMENSIONS & LOCATION



Approximate Dimensions (Taken from the widest point)

Lounge	4.26m (14') x 3.49m (11'5")
Kitchen	2.93m (9'7") x 1.80m (5'11")
Bedroom 1	4.00m (13'1") x 3.17m (10'5")
Bedroom 2	3.98m (13'1") x 2.40m (7'10")
Bathroom	2.10m (6'11") x 1.90m (6'3")

Gross internal floor area (m²): 53m² | EPC Rating: C

Extras (Included in the sale): White goods to be included in the sale.
A factoring of £48pcm.

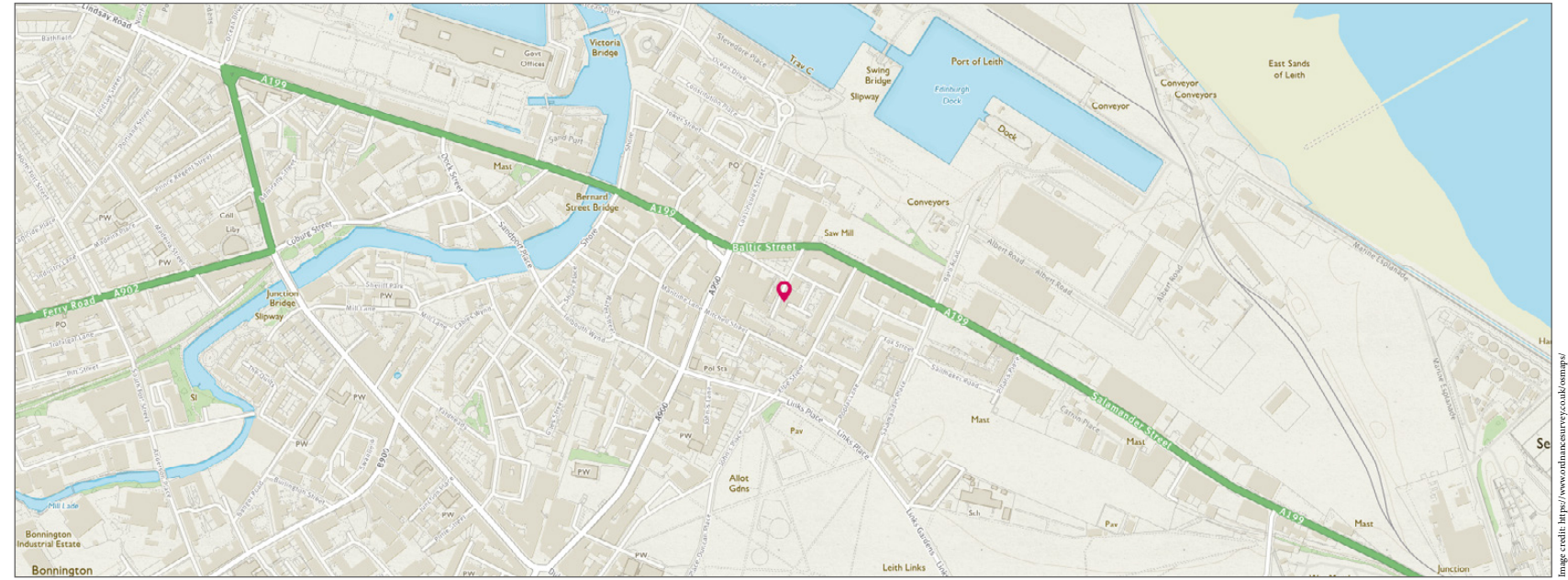


Image credit: <https://www.edinburghcountryside.co.uk/gallery/>




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